# Local Market Update – October 2026

A Research Tool Provided by Northwest Multiple Listing Service®

NORTHWEST MULTIPLE LISTING SERVICE®

# 98059

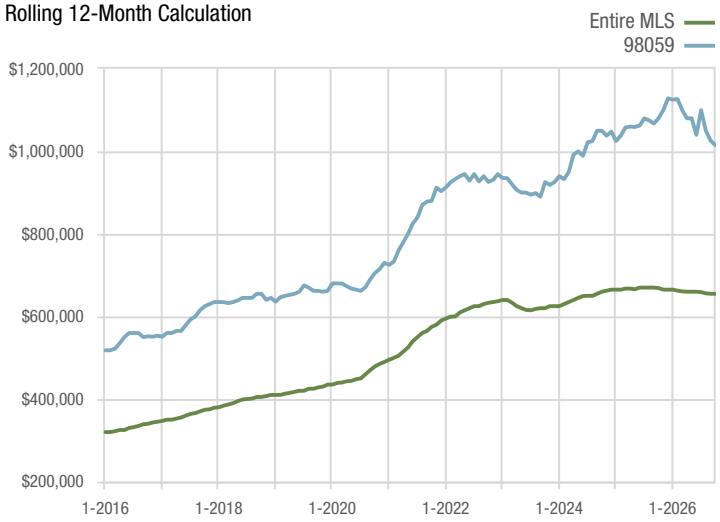
| Residential | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 10-2025** | **Thru 10-2026** | **% Change** |
| New Listings | 29 | **45** | + 55.2% | 490 | **519** | + 5.9% |
| Pending Sales | 24 | **23** | - 4.2% | 350 | **293** | - 16.3% |
| Closed Sales | 35 | **26** | - 25.7% | 332 | **292** | - 12.0% |
| Days on Market Until Sale | 34 | **43** | + 26.5% | 27 | **29** | + 7.4% |
| Median Sales Price* | $1,080,000 | **$897,500** | - 16.9% | $1,135,750 | **$1,006,500** | - 11.4% |
| Average Sales Price* | $1,214,376 | **$1,064,837** | - 12.3% | $1,281,204 | **$1,210,576** | - 5.5% |
| Percent of List Price Received* | 98.6% | **97.3%** | - 1.3% | 100.2% | **98.7%** | - 1.5% |
| Inventory of Homes for Sale | 64 | **108** | + 68.8% | — | **—** | — |
| Months Supply of Inventory | 2.0 | **3.9** | + 95.0% | — | **—** | — |

| Condo | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 10-2025** | **Thru 10-2026** | **% Change** |
| New Listings | 9 | **9** | 0.0% | 71 | **81** | + 14.1% |
| Pending Sales | 5 | **2** | - 60.0% | 46 | **42** | - 8.7% |
| Closed Sales | 7 | **3** | - 57.1% | 43 | **42** | - 2.3% |
| Days on Market Until Sale | 46 | **38** | - 17.4% | 36 | **54** | + 50.0% |
| Median Sales Price* | $422,000 | **$352,000** | - 16.6% | $435,000 | **$452,500** | + 4.0% |
| Average Sales Price* | $498,429 | **$349,000** | - 30.0% | $548,464 | **$479,524** | - 12.6% |
| Percent of List Price Received* | 97.6% | **98.3%** | + 0.7% | 99.5% | **98.2%** | - 1.3% |
| Inventory of Homes for Sale | 17 | **18** | + 5.9% | — | **—** | — |
| Months Supply of Inventory | 3.9 | **4.6** | + 17.9% | — | **—** | — |

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

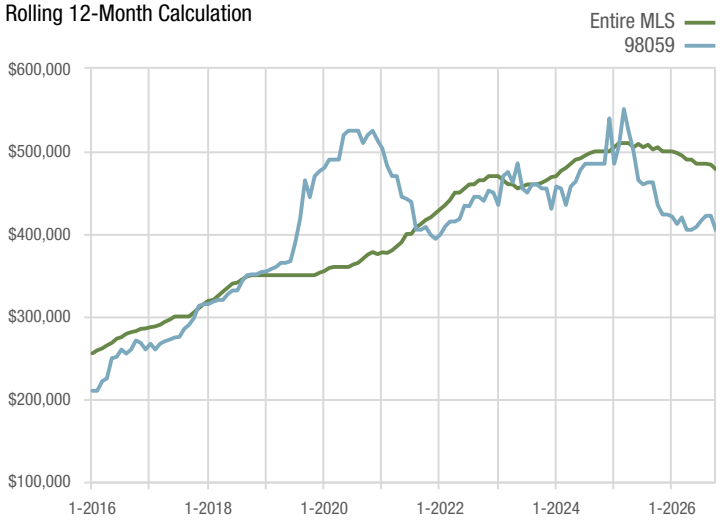
## Median Sales Price - Residential

Rolling 12-Month Calculation




## Median Sales Price - Condominium

Rolling 12-Month Calculation




A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of November 2, 2026. All data from Northwest Multiple Listing Service®. Report © 2026 ShowingTime Plus, LLC.